

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. J. Greer and Rucia H. Greer, of Chick Springs Township, Greenville County, in the State aforesaid, send Greetings:

WHEREAS, we, the said J. J. Greer and Rucia H. Greer, in and by our certain Bond or Obligation bearing even date herewith, stand firmly held and bound unto Shenandoah Life Insurance Company, Incorporated, of Roanoke, Virginia, in the penal sum of TWENTY-FOUR HUNDRED DOLLARS, (\$2,400.00), conditioned for the payment in lawful money of the United States, of the full and just sum of Twenty-four Hundred Dollars (\$2,400.00), with interest thereon from date at the rate of six per cent (6%) per annum, said principal and interest to be paid in monthly installments of Twenty-three and 42/100 Dollars (\$23.42) each, the first installment to become due on the 15th. day of May, 1938, and one each month thereafter until the entire amount is paid, the said monthly payments to be applied first to interest and the balance to unpaid principal, as in and by the said Bond and Conditions thereof, reference being thereunto had will more fully appear.

KNOW, KNOW ALL MEN, That we, the said J. J. Greer and Rucia H. Greer, in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Bond, and also in consideration of Three Dollars to us in hand well and truly paid by the said Shenandoah Life Insurance Company, Incorporated, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto the said Shenandoah Life Insurance Company, Incorporated, all that piece or lot of land, with the dwelling and other improvements thereon, situated in Chick Springs Township, County of Greenville, State of South Carolina, adjoining lands of J. R. Brown, the Chick Springs Co. and others, on the National Highway and on the road leading from Taylors to Tigerville, having the following metes and bounds, viz:

Beginning on a stake on the edge of the said road leading from Taylors to Tigerville and near the residence of the said J. R. Brown and on the line of the said Chick Springs property, running thence down the said road S. 39 $\frac{1}{4}$ E. 475 feet to the said National Highway; thence Up the said National Highway N. 20 $\frac{3}{4}$ E. 137 feet and N. 22 $\frac{1}{4}$ W. 213 feet to a stake on the said Chick Springs line near a large poplar; thence along the said Chick Springs line N. 89 $\frac{1}{4}$ W. 260 feet to the beginning corner, containing one acre, more or less; and, Being the same tract of land conveyed to Mrs. H. S. Bartless by Alfred G. Taylor, Executor; and being the same property conveyed to Shenandoah Life Insurance Company, Inc., by E. T. Gaman, Master, recorded the 12th. day of June, 1931, in the R. M. C. Office of the County and State aforesaid, in Book "J", page 487.

And being the same property this day conveyed to said J. J. Greer and Rucia H. Greer by Shenandoah Life Insurance Company, Inc., of Roanoke, Va.

TOGETHER, with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said Shenandoah Life Insurance Company, Inc., its successors and assigns forever.

And we do hereby bind ourselves and our heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said Shenandoah Life Insurance Company, Inc., its successors and assigns, from and against us and our heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof.

And it is agreed, by and between the parties hereto that the said Mortgagors, or their heirs, executors or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than TWENTY-FOUR HUNDRED DOLLARS in such Company as shall be approved by the said Mortgagee, or its successors or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, or its successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, or its successors or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

And it is agreed, by and between the said parties that if the said Mortgagors, or their heirs, executors or administrators shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, or its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

And it is agreed, by and between the said parties that upon ^{any} default being made in the